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# THE ANDHRA PRADESH GAZETTE

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## NOTIFICATIONS BY GOVERNMENT

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### MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE MASTER PLAN OF TOWN PLANNING, ADILABAD MUNICIPALITY  
FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE ZONE TO  
INDUSTRIAL USE AT BHUKTHAPUR VILLAGE, ADILABAD TOWN.

*[Memo. No. 14578/H1/2008-2, Municipal Administration & Urban Development,  
20th January, 2009.]*

The following draft variation to the Adilabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 297 M.A., dated 20-05-1988, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

### DRAFT VARIATION

The site in Sy. Nos. 63/1, 2, 3 & 4 at Bhukthapur Village, Adilabad Town to an extent of Ac.3-03 Guntas, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Adilabad Town sanctioned in G.O.Ms.No. 297 M.A., dated 20-05-1988 is now proposed to be designated for Industrial use by variation of change of land use as marked "A B C D E & F" as shown in the revised part proposed land use map bearing C.No. 5781/2008/W, which is available in Municipal Office, Adilabad Town, **Subject to the following conditions;namely:-**

[1]

1. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
7. The Municipal Commissioner, Adilabad Municipality shall inform the applicant to obtain the prior approval of the competent authority before development of the site under reference.
8. The Municipal Commissioner, Adilabad Municipality shall inform the applicant to leave 50 feet wide strip of land around the site and plant tall growing trees in that area so as to reduce the pollution.

#### **SCHEDULE OF BOUNDARIES :**

- North** : Open land of Sri Rajkumar and others (Sy.No.63 part)
- East** : Open land of Sri Gangaram and Sri Prabhakar (Sy.No.63 part)
- South** : Existing Laxmi Ginning Mill and existing 40 feet wide road (Sy.No.62 part)
- West** : Land of Sri Rajkumar and others (Sy.No.63 part)

DRAFT VARIATION TO THE MASTER PLAN OF TOWN PLANNING, ADILABAD MUNICIPALITY  
FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE ZONE TO  
INDUSTRIAL USE AT BHUKTHAPUR VILLAGE, RAMPUR ROAD, ADILABAD.

*[Memo. No. 15033/H1/2008-2, Municipal Administration & Urban Development,  
20th January, 2009.]*

The following draft variation to the Adilabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 297 M.A, dated 20-05-1988, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

#### **DRAFT VARIATION**

The site in Sy.Nos. 59/1, 59/2 & 59/3, Bhukthapur Village, Rampur Road, Adilabad, to an extent of Ac.16.00, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Adilabad Town sanctioned in G.O.Ms.No.

297 M.A., dated 20-05-1988 is now proposed to be designated for Industrial use by variation of change of land use as marked as "A B C D E F G & H"; and the 100 feet wide proposed Master Plan Road (XYZ) which is passing through the above said Sy.Nos. is now proposed to be realised as XYZ as shown in the revised part proposed land use map bearing C.No.9413/2008/W, which is available in Municipal Office, Adilabad Town, **Subject to the following conditions;namely:-**

1. The applicant shall pay development/conversion charges as per G.O.Ms.No.158 M.A., dated 22-3-1996 to the Adilabad Municipality.
2. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
8. The applicant shall withdraw the O.S.No.137/2007 in Jr. Civil Judge Court, Adilabad.
9. The applicant shall handover the land/site affected in realignment of proposed 100 feet wide Master Plan road "XYZ" passing through the site A&C (as per comprehensive sketch)
10. The Municipal Commissioner, Adilabad Municipality shall allocate the land affected under proposed 100 feet wide Master Plan road as per the original alignment, as the applicant was handed over the said land and constructed building in the said site and also applied under Building Penalization Scheme.
11. The Municipal Commissioner, Adilabad Municipality shall inform the applicant to obtain the prior approval of the competent authority before development of the site under reference.
12. The applicant shall provide green belt of 50 feet wide (or) as recommended by APPCB authorities and tall growing trees to be planted all around the boundary of the site.
13. The Municipal Commissioner, Adilabad Municipality shall insist the applicant for fulfillment of above conditions before coming up for confirmation of change of land use.
14. The Municipal Commissioner, Adilabad Municipality shall prepare Road Development Plan in consultation with Director of Town and Country Planning for the realigned 100 feet wide Master Plan road.

#### **SCHEDULE OF BOUNDARIES :**

**North** : Vacant lands in S.Nos. 64 & 65.

**East** : Weaker Section Colony in S.No. 58.

**South** : Proposed 60 feet wide Master Plan road.

**West** : Vacant Lands in S.No. 63.

**DRAFT VARIATION TO THE MASTER PLAN OF TOWN PLANNING, ADILABAD MUNICIPALITY  
FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE ZONE TO  
INDUSTRIAL USE IN RAMPUR VILLAGE AND BHUKTHAPUR VILLAGE, ADILABAD TOWN.**

***[Memo. No. 15034/H1/2008-2, Municipal Administration & Urban Development,  
20th January, 2009.]***

The following draft variation to the Adilabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 297 M.A, dated 20-05-1988, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

**DRAFT VARIATION**

The site in Sy.Nos. 64/1, 64/2/1, 64/B, 65/1, 65/2, 65/4, 65/4/1, 65/6, 65/A, 65/B and 66/3, Bhukthapur Village, Rampur Road, Adilabad to an extent of Ac.30-33 Guntas, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Adilabad Town sanctioned in G.O.Ms.No. 297 M.A., dated 20-05-1988 is now proposed to be designated for Industrial use by variation of change of land use as marked as "A B C D E F G H & I"; and the 100 feet wide proposed Master Plan Road (X-Y-Z) in Sy.No.21 of Rampur Village and Sy. Nos.62,63,64,65 and 68 of Bhukthapur Village, Adilabad Town is now proposed to be realigned as "X-Y1-Z" as shown in the revised part proposed land use map bearing C.No.5780/2008/W, which is available in Municipal Office, Adilabad Town, **Subject to the following conditions;n amely:-**

1. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
7. The applicant shall handover the affected site in the realignment of proposed 100 feet wide Master Plan road "X-Y-Z" as shown in the site plan passing through the sites A & C (as the site C is also belongs to the G.S. Oils Limited)
8. The applicant shall leave 100 feet buffer zone in the site under reference along the Ponnari River and provide green belt of 50 feet wide as recommended by APPCB authorities on other sides and tall growing trees to be planted.

9. The Municipal Commissioner, Adilabad Municipality shall inform the applicant to obtain prior permission of the competent authority before developing of the site under reference.
10. The Municipal Commissioner, Adilabad Municipality shall prepare a Road Development Plan in consultation with Director of Town and Country Planning for the realigned 100 feet wide Master Plan road.

**SCHEDULE OF BOUNDARIES :**

**( for change of land use from Residential use zone to Industrial use)**

- North** : Ponnari River.
- East** : Land in S.No. 58(P), 66 & 68 and Ponadunagar Colony (W.S. Colony built up area)
- South** : Open land belongs to G.S. Oil Mills Limited, applicants site in S.Nos.59, 63 and open land of Sri Rajkumar Agarwal in S.No. 63.
- West** : Land belongs to Sri Rajkumar Agarwal in S.No. 63 and Ponnari River.

**SCHEDULE OF BOUNDARIES :**

**( for realignment of 100 feet wide proposed Master Plan road.)**

- North** : East side-Weaker Section Colony built up area (At-X)
- East** : Rural Police Station existing, open land, existing sites of G.S. Oil Mills Limited of sites A, B and C.
- South** : 100 feet wide existing Master Plan road (At-Z)
- West** : Existing Jayadev Industries, open lands, existing and proposed G.S.Oil Mills Limited, Sites A and C.

DRAFT VARIATION TO THE MASTER PLAN OF TOWN PLANNING, ADILABAD MUNICIPALITY  
FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE TO INDUSTRIAL  
USE AT BHUKTHAPUR VILLAGE, ADILABAD TOWN.

*[Memo. No. 15035 /H1/2008-1, Municipal Administration & Urban Development,  
20th January, 2009.]*

The following draft variation to the Adilabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 297 M.A, dated 20-05-1988, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

**DRAFT VARIATION**

The site in Sy.Nos. 62, 63/1/1, 63/1/2, 63/1/3, 63/2/2, and 63/4, at Bhukthapur Village, Adilabad Town to an extent of Ac.9-01 Guntas, the boundaries of which are as shown in the schedule below and

which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Adilabad Town sanctioned in G.O.Ms.No. 297 M.A., dated 20-05-1988 is now proposed to be designated for Industrial use by variation of change of land use as marked as “A B C D E F G H I J & K” as shown in the revised part proposed land use map bearing C.No.5782/2008/W, which is available in Municipal Office, Adilabad Town, **Subject to the following conditions;namely:-**

1. The applicant shall pay the balance development charges to an amount of Rs.6,625/- (considering total extent of site i.e., Ac.9-01 Gts) as per G.O.Ms.No. 158 MA,dated 22-3-1996 (as the applicant has already paid development to an extent of Ac.8-19 Gts., which is feasible on ground).
2. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission/development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
8. The applicant shall provide 30 Mtrs., wide green belt along the boundary of Ponnari River on Northern side.
9. The applicant shall not develop the land in S.No.21 , Rampur Village except to provide access to the site under reference without prior approval of the competent authority.
10. The Municipal Commissioner, Adilabad Municipality shall inform the applicant to obtain the prior approval of the competent authority before developing of the site under reference.

**SCHEDULE OF BOUNDARIES :**

- North** : Ponnari River boundary.
- East** : other's land, land belongs to Sri Vilas Kumar, Feroz Oil Mill.
- South** : Owner's land, in S.No.21 of Rampur Village, (this land is abutting to 100 feet wide existing Master Plan road), Feroz Oil Mill and open land of Sri Vilas Kumar.
- West** : Other's land (Rampur Village Shivar S.No. 20).

**Dr. C.V.S.K. SARMA,**  
*Principal Secretary to Government.*

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